

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP/(954) 797-1101

SUBJECT: Site Plan
SP 3-3-01 Leto Estates #4,
2510 SW 130 Avenue/ Generally located at the southeast corner of
SW 130 Avenue and SW 25 Street

TITLE OF AGENDA ITEM:

SP 3-3-01 Leto Estates #4, 2510 SW 130 Avenue

REPORT IN BRIEF:

The applicant requests approval of a 9.24 acres of site located at the southeast corner of SW 130 Avenue and SW 25 Street. The subject site includes nine (9) single family residential lots. Access to the property is provided via a 35 foot opening on SW 130 Avenue. The maintenance of the roads, and landscaping of all buffer yards will be the responsibility of the Home Owners Association. The 20 foot landscape strip within the drainage easement and the internal ingress /egress easement in the property will also be maintained by the Home Owners Association. No above ground structures will be constructed within the 10 foot clear zone area adjacent to the roadway.

PREVIOUS ACTIONS: None

CONCURRENCES:

Site Plan Committee recommended approval of this site plan at its October 23, 2001 meeting. Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to the planning report. (Motion carried 4-0, Mr. Stahl was absent)

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Justification letter, Conceptual site plan, Land Use Map, Subject Site Map, Aerial.

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>	<u>Agent:</u>
Name: John A. Leto SR., Trust	Name: Gustavo Aguirre
Address: 3100 Stirling Road	Address: 5450 Griffin Road
City: Hollywood, FL 33021	City: Davie, FL 33314
Phone: (954) 989-9520	Phone: (954) 584-6880

BACKGROUND INFORMATION

Application History: No deferrals have been requested

Application Request: Site plan approval

Address/Location: 2510 SW 130 Avenue/Generally located at the southeast corner of SW 130 Avenue and SW 25 Street

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: A-1, Agricultural District

Existing Use: Single Family Residential/Vacant land

Proposed Use: 9 Single Family Lots

Parcel Size: 9.24 Gross Acres (402,600 square feet)

Surrounding Uses:

North: Single Family Residential
South: Trail Ridge Development
East: Single Family Residential
West: Emerald Spring Homes of Davie

Surrounding Land

Use Plan Designation:

Residential (1DU/AC)
Residential (1DU/AC)
Residential (1DU/AC)
Residential (1DU/AC)

Surrounding Zoning:

North: A-1, Agricultural District
South: A-1, Agricultural District
East: A-1, Agricultural District
West: A-1, Agricultural District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: The applicant obtained the Vested Rights Determination for the Subject property approved by the Town Council on September 6, 2001. Pursuant to this determination the applicant has the right to include the 30' canal and drainage easement and the 10' utility easement within the usable lot area. In addition, the 20' landscape buffer required along SW 130 Avenue would have to be planted within the 30' canal and drainage easement. C.B.W.C.D. has provided their written consent for the landscape use within this easement.

APPLICATION DETAILS

Development Details:

Applicant's SUBMISSION indicated the following:

The applicant requests approval of a 9.24 acres of site located at the southeast corner of SW 130 Avenue and SW 25 Street. The subject site includes nine (9) single family residential lots. Access to the property is provided via a 35' opening on SW 130 Avenue. The maintenance of the roads, and landscaping of all buffer yards will be the responsibility of the Home Owners Association. The 20' landscape strip within the drainage easement and the internal ingress/egress easement in the property will also be maintained by the Home Owners Association. No above ground structures will be constructed within the 10' clear zone area adjacent to the roadway.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. This Planning Area includes the westernmost section of the Town of Davie and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Nob Hill Road and Pine Island Road. The predominant existing and planned land use in single-family residential at a density of one dwelling unit per acre. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and commercial projects.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113. The platted property has met the test of concurrency and is in compliance with all restrictions of the approved plat.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above staff recommends **approval**, of the application SP 3-3-01.

Site Plan Committee Recommendation

The Site Plan Committee recommended approval subject to planning report at its 10/23/01 meeting. Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, (Motion carried 4-0, Mr. Engel was absent).

Exhibits

1. Site plan
2. Subject Site Map
3. Land Use Map
4. Aerial

Prepared by: _____

Reviewed by: _____



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

September 10, 2001

Davie Planning and Zoning Division

6591 S.W. 45th St.

Davie, FL 33314

ATT: Mr. Scott McClure

RE: Leto Estates *SP 3-3-01*
Site Plan Approval
Your File No. 3-3-01
Our Project No. 01-105

Dear Scott:

This is written to inform you that on September 6, 2001 the Town Council approved a vested right determination confirming that the subject project can be developed with the lots as outlined in the previously approved plat. The requirement for a vested rights determination was Item 1 of your letter of site plan comments II dated 6/22/01. The second item was regarding the proposed entrance gates, to which you agreed to present to the site plan committee and to the council, the developers request to install a 6 ft. chain link fence and ficus hedge in lieu of the required wall, as it was previously approved for the development across the street, named Emerald Isles. The 3rd and final item in your letter has been previously addressed by showing a minimum set back of 43 ft. from the edge of cul-de-sac pavement. As you will remember all lots in this subdivision have a minimum width of 125.00 feet, including the lots around the cul-de-sac.

If you concur with us, that the above does address all your remaining comments, please proceed to include over site plan in the next available site plan committed agenda, with your department recommendation for approved.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

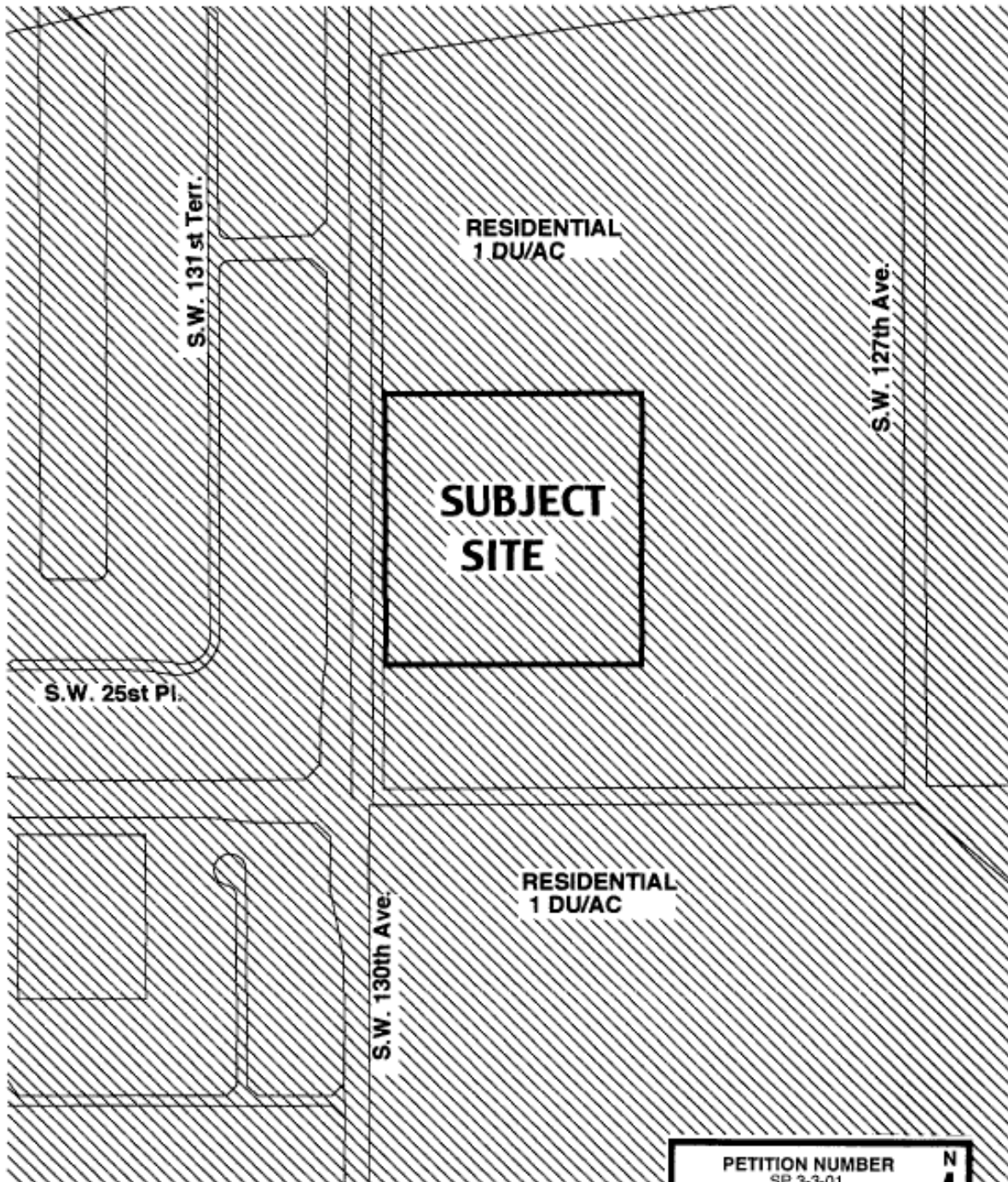
Gustavo X. Aguirre, President

cc: John Leto
Dennis Miele, Esq.

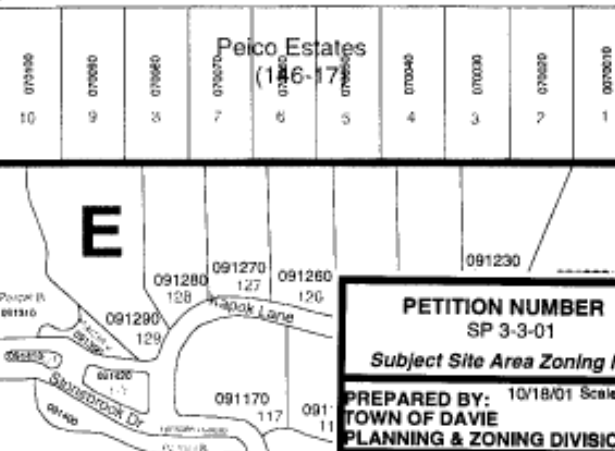
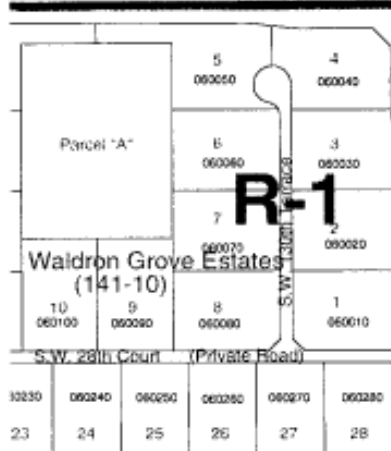
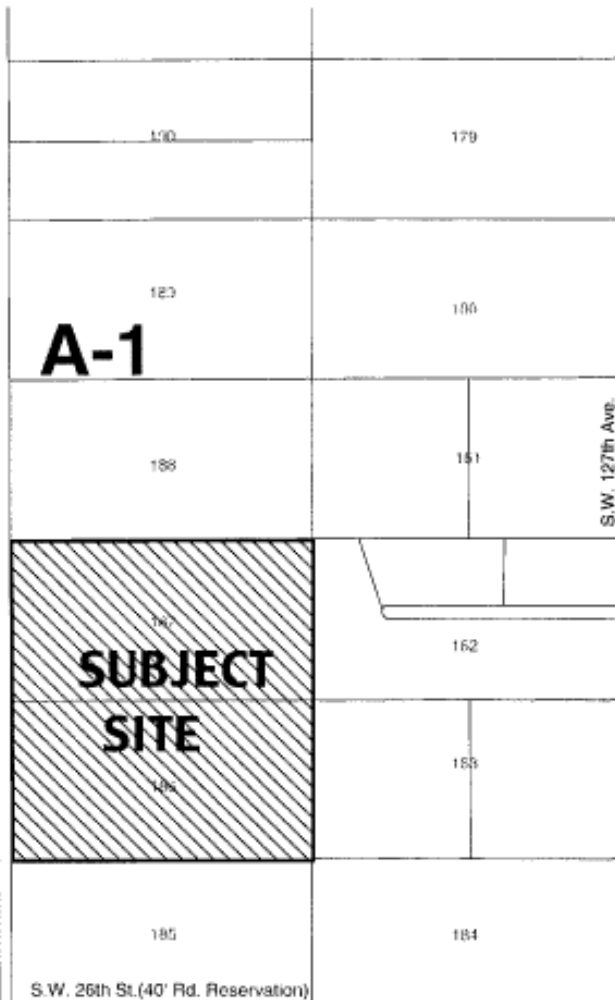
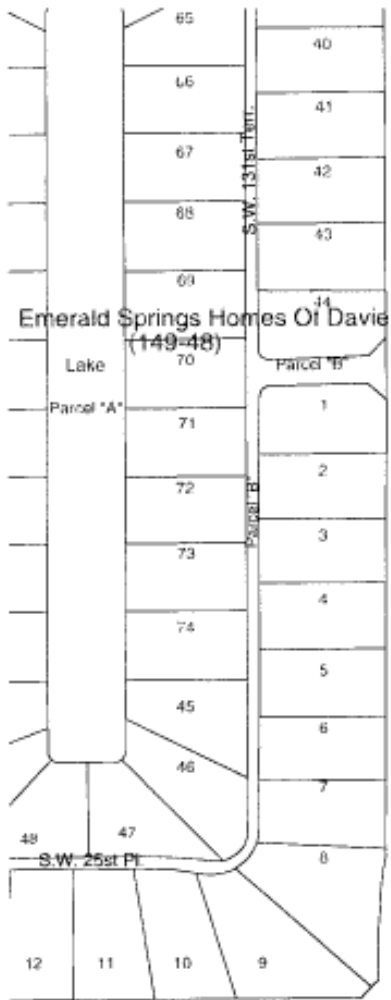
01-10510D gxaletters

Phone: (954) 584-6880

Fax: (954) 584-2862



PETITION NUMBER	N
SP 3-3-01	4
Subject Site Area	
Future Land Use Plan	
PREPARED BY: 10/18/01 Scale: 1"=300'	
TOWN OF DAVIE	
PLANNING & ZONING DIVISION - GIS	



PETITION NUMBER
SP 3-3-01

Subject Site Area Zoning Map

PREPARED BY: 10/18/01 Scale: 1"=300'
TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS

